

ORDINANCE NO. 041021-Z-13

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 9808 SOUTH IH-35 SERVICE ROAD SOUTHBOUND FROM GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from general commercial services-conditional overlay (CS-CO) combining district to general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No. C14-04-0094, on file at the Neighborhood Planning and Zoning Department, as follows:

A 5.579 acre tract of land, more or less, out of the Santiago Del Valle Grant and the S.F. Slaughter League in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, (the "Property")

locally known as 9808 South IH-35 Service Road Southbound, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

The following uses are prohibited uses of the Property:

Adult-oriented businesses	Bail bond services
Campground	Commercial blood plasma center
Equipment sales	Exterminating services
Kennels	Monument retail sales
Pawn shop services	Residential treatment

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on November 1, 2004.

PASSED AND APPROVED

_____ October 21 _____, 2004

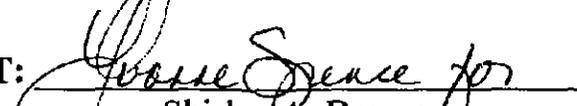
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Will Wynn
Mayor

APPROVED: 

David Allan Smith
City Attorney

ATTEST: 

Shirley A. Brown
City Clerk

DESCRIPTION

DESCRIPTION OF 5.579 ACRES OF LAND SITUATED IN THE SANTIAGO DEL VALLE GRANT AND THE S.F. SLAUGHTER LEAGUE IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO ELDON WAYNE JANSSEN AND WIFE, DAWN JANSSEN, OF RECORD IN VOLUME 12702, PAGE 1549, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 5.579 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 3/4" iron pipe found in the west right-of-way line of Interstate Highway No. 35 (R.O.W. width varies) for the northeast corner of said Janssen tract, same being the most easterly southeast corner of that certain tract of land described in deed to Abel J. and Mary Ann Theriot Family Limited Partnership, of record in Document No. 1999055181, Official Public Records of Travis County, Texas;

THENCE with the curving west right-of-way line of Interstate Highway No. 35 and the east line of said Janssen tract, with said curve to the left an arc length of 114.48 feet, the radius of which curve is 11,631.71 feet, the chord of which arc bears S13°13'58"W a distance of 114.48 feet to a 5/8" iron rod found at the end of said curve;

THENCE continuing with the west right-of-way line of Interstate Highway No. 35 and the east line of said Janssen tract, S12°55'33"W a distance of 334.79 feet to the southeast corner of said Janssen tract, same being the northeast corner of that certain tract of land described in deed to Edwin Tabb Harrell, of record in Volume 13125, Page 203, Real Property Records of Travis County, Texas, from which a 1/2" iron rod found bears S65°02'26"E a distance of 0.88 feet;

THENCE with the south line of said Janssen tract and the north line of said Harrell tract, N65°02'26"W a distance of 616.48 feet to a 1/2" iron rod found for the southwest corner of said Janssen tract and the most southerly southeast corner of said Theriot tract;

THENCE with the west line of said Janssen tract and an east line of said Theriot tract, N22°57'41"E a distance of 399.75 feet to a steel spike with aluminum washer set for the northwest corner of said Janssen tract and an interior ell corner of said Theriot tract;

THENCE with the north line of said Janssen tract and a south line of said Theriot tract, S69°18'03"E a distance of 538.86' to the POINT OF BEGINNING and containing 5.579 Acres of Land within these metes and bounds.

Bearing Reference: Grid North, Texas State Plane Coordinate System NAD83 (CORS) Central Zone.

Reference is herein made to the Sketch accompanying this metes and bounds description.

The undersigned hereby certifies that this description was prepared from the results of a survey made on the ground under my supervision.

CUNNINGHAM | ALLEN, INC.

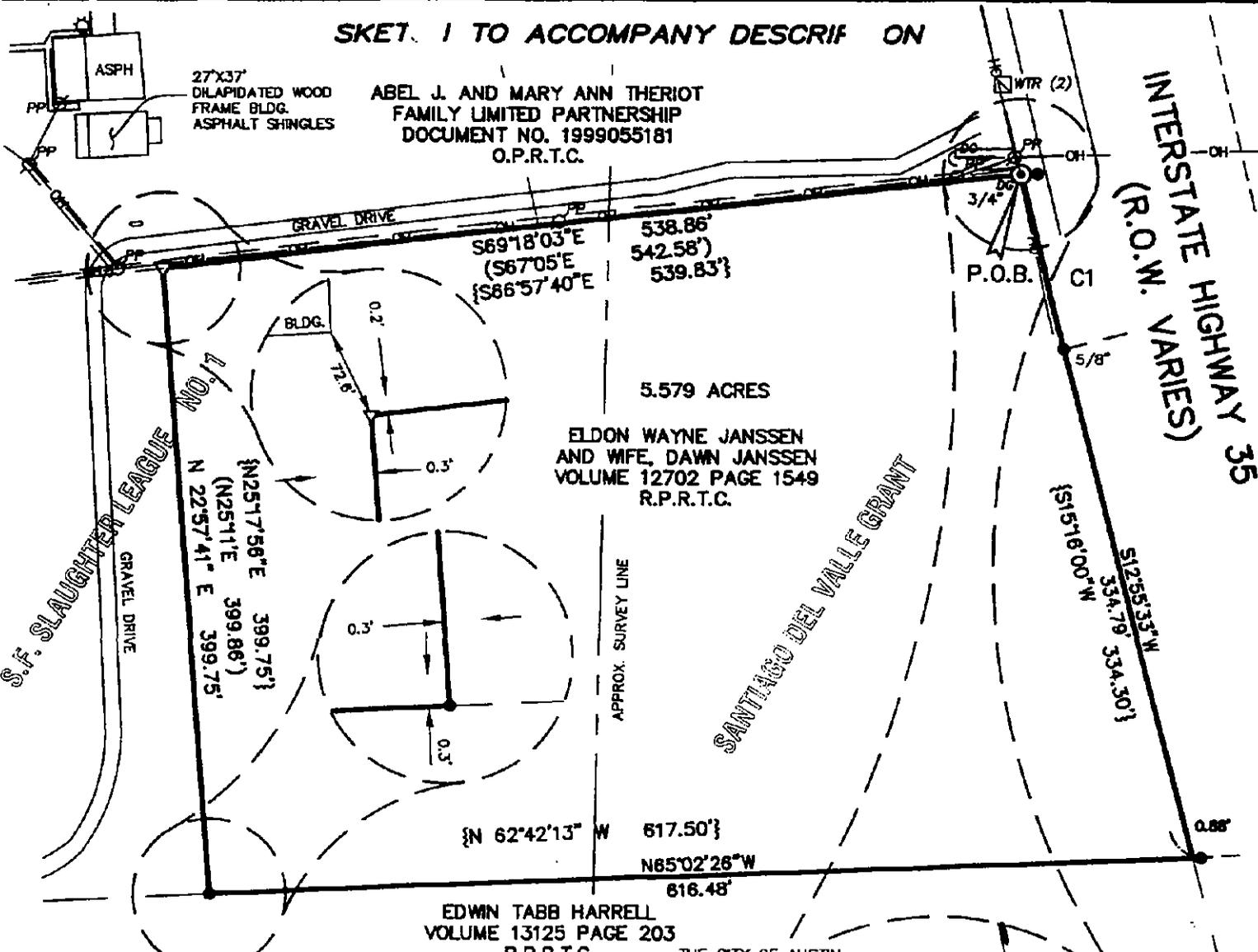


Gregory Schmidt, Registered Professional
Land Survey No. 4437

April 1, 2004

E:\2770901_Documents\Surveying Dept\janssen Tract desc for Zoning.doc

SKET. 1 TO ACCOMPANY DESCRIF ON



ABEL J. AND MARY ANN THERIOT
 FAMILY LIMITED PARTNERSHIP
 DOCUMENT NO. 1999055181
 O.P.R.T.C.

ELDON WAYNE JANSSEN
 AND WIFE, DAWN JANSSEN
 VOLUME 12702 PAGE 1549
 R.P.R.T.C.

EDWIN TABB HARRELL
 VOLUME 13125 PAGE 203
 R.P.R.T.C.

THE CITY OF AUSTIN
 5' TELEPHONE LINES AND
 ELECTRIC LINES AND SYSTEMS
 CORRECTION EASEMENT
 VOLUME 11779 PAGE 1112
 R.P.R.T.C.

LEGEND

- 1/2" IRON ROD FOUND (UNLESS STATED)
- ⊙ IRON PIPE FOUND (SIZE AS STATED)
- ▽ STEEL SPIKE WITH ALUMINUM WASHER SET

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	CHORD BRG.
C1	11631.71'	114.48'	114.48'	S13°13'58"W
	{11609.20'}		{115.04'}	{S15°33'W}

SURVEYED BY:

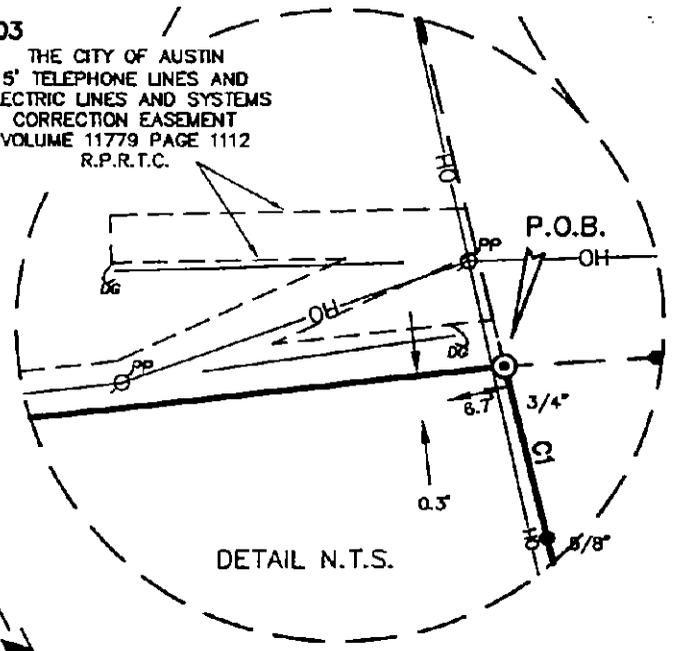
Gregory Schmidt

GREGORY SCHMIDT
 REG. PROF. LAND SURVEYOR SCALE 1" = 100'
 NO. 4437
 DATE: 04/01/04

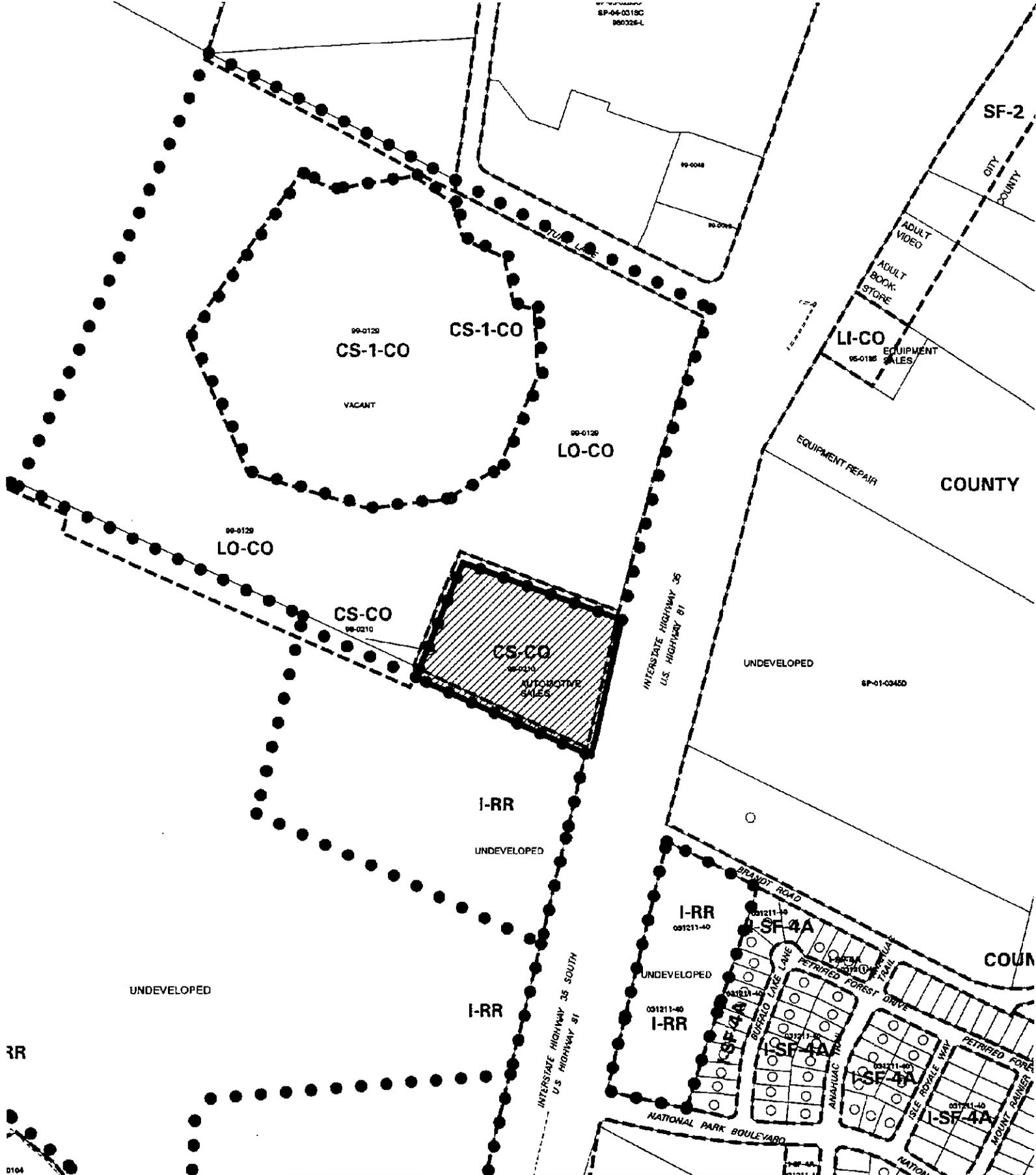


Cunningham | Allen
 Engineers • Surveyors

3103 Bee Cave Road, Suite 202
 Austin, Texas 78746-6819
 Tel.: (512) 327-2946
 Fax: (512) 327-2973



BEARING REFERENCE: GRID NORTH, TEXAS
 STATE PLANE COORDINATE SYSTEM NAD83
 (CORS) CENTRAL ZONE.



SP-04-0318C
060328-L

SF-2
CITY COUNTY

LI-CO
EQUIPMENT SALES
06-0186

COUNTY

UNDEVELOPED

SP-01-0345D

INTERSTATE HIGHWAY 35
U.S. HIGHWAY 81

I-RR
UNDEVELOPED

UNDEVELOPED

I-RR

I-RR
091211-40

UNDEVELOPED

I-RR
091211-40

COUNTY

SF-4A

PETRIFFED FOREST DRIVE

ANAHUAC

SF-4A

SF-4A

SF-4A

SF-4A

SF-4A

SF-4A

NATIONAL PARK BOULEVARD

ISLE ROULE WAY

ROYAL LN

PETRIFFED FOREST

MOUNT RAINIER

RR

D104

 1" = 400'	SUBJECT TRACT	
	PENDING CASE	
	ZONING BOUNDARY	
	CASE MGR: W. WALSH	

ZONING EXHIBIT B

CASE #: C14-04-0094
 ADDRESS: 9808 S I 35 SVC RD SB
 SUBJECT AREA (acres): 5.588

DATE: 04-09
 INTLS: SM

CITY GRID
 REFERENCE
 NUMBER
 F13